

Homeowners Association at Westwood Lakes, Inc.
BOD Meeting Minutes
Upper Tampa Bay Library
March 14, 2016

The meeting was called to order by Sheryl Gomes at 7:00 PM and was properly noticed.

Attendance: Board members in attendance were Linda Jones Bailes, Pam Hazel, Sheryl Gomes, and Walt Pilat. Kelly Moran was present from Resource Property Management.

Meeting Minutes: The minutes from February were approved with a motion by Pam Hazel, a second by Linda Jones Bailes and a unanimous vote.

Treasurer's Report:

Financial Report:

Operating Account: \$268,209.25

Reserve Fund: \$501,700.66

Under budget for year by: \$18,276.54

Accounts Receivable: \$13,413.03

6 accounts owe more than one assessment

13 accounts owe one assessment

Collections:

- 16 accounts are in attorney review status
- 13 accounts are in foreclosure from lender institutions
- 1 account is in HOA foreclosure
- 1 Bankruptcy filing
- 2 Non-payment of assessments or liens

Collection Matters:

Lot 04058. Walt Pilat made a motion to send the second letter of fining. The motion was seconded by Sheryl Gomes and the vote passed unanimously.

Lot 019001. Linda Jones Bailes made a motion to send a reminder letter to homeowner that he is to have his lawn replaced by 3/31/16. The motion was seconded by Sheryl and the vote passed with Pam Hazel, Sheryl Gomes, Linda Jones Bailes voting yes and Walt Pilat voting no.

Pam Hazel made a motion to approve the Treasurer's report, Sheryl Gomes seconded the motion, and the motion passed unanimously.

E&FP Candidates:

Lot 7005: Motion was made by Walt Pilat to start the fining process. The motion was seconded by Sheryl Gomes and the motion passed unanimously.

Lot 04058. Walt Pilat made a motion to send the second letter of fining. The motion was seconded by Sheryl Gomes and the vote passed unanimously.

Old Business:

1. Linda Jones Bailes revised the E&FP process. A motion to approve was made by Walt Pilat, seconded by Sheryl Gomes and the vote passed unanimously. No mailing was required to homeowners as the changes were minor.
2. A revised quote for the sign beds at Deer Run and Sawgrass was discussed. A motion to approve the \$5853.31 quote was made by Pam Hazel, seconded by Walt Pilat and the motion passed unanimously.

New Business:

1. Aquatic plant installation was discussed. Walt Pilat made a motion to approve an amount no greater than \$4200.00 for the installation. The motion was seconded by Pam Hazel and the vote passed unanimously.

The planting cannot be done without more rain and when they are planted there will be a 90 day warranty.

Management Report:

1. Curbing will be installed and the signs painted on March 28th.
2. Annuals will be changed out from 4-1 through 4-5.

Adjournment: Linda Jones Bailes made a motion to adjourn the meeting, Pam Hazel seconded the motion; and the motion passed unanimously. The meeting adjourned at 8:00 PM.

Next Meeting: April 11, 2016

**Submitted by Pam Hazel
HOA Secretary**